FLORIDA PUBLIC SERVICE COMMISSION

APPLICATION FOR A STAFF ASSISTED RATE CASE

1.	GEN	NERAI	L DATA			
	A.	Name	e of Utility: St. John's River Esta	tes Utility, LLC		
	B.	Addre	ess: 100 Bayou Dr.			
		Sa	atsuma, Fl. 32189			
		1.	Telephone Nos.: (207) 274 6660	ס		
		2.	County: Putnam		Nearest City:	Palatka
		3.	General Area Served: St John's	s River Estates Community	,	
	C.	Auth	nority:			
		1.	Water Certificate No. 542-W		Date Received:	11/23/20
		2.	Wastewater Certificate No. 4705	3	Date Received:	11/23/20
		3.	Date Utility Started Operations:	Water: 8/16/18	Wastewater:	8/16/18
	D.		System Was Acquired: ity was purchased, give 8/16/	18	Amount Paid \$	10,000
		1.	Name of Seller: St. Johns Rive	er Club, LLC		
		2.	Was seller affiliated with present or	wners? 🗌 Yes 🛛 No		
		3.	Did you purchase: ☐ Stock	X or assets only		
	E.	Туре	e of Legal Entity:			
		□ c	orporation X Partnership	LLC Sole Proprietor	ship	
	F.	Own	ership & Officers:			
			Name	Title	F	Percent Ownership
		1.	Anthony Fratianne American Retirement	Managing Member		
		2.	Communities, LLC	owner	100%	
		3.				
		4.				

	G.	List o	of Associated	Companies and	d Addresses:					
		St. J	ohn's River E	Estates						
		Sam	e address							
	H.		u have retaine e(s) and addre		and/or a consultant to	represent the utility	for this	application, f	urnish	the
		Name	<u>e:</u>			Address:				
11.	AC	COUN	TING DATA							
	A.	Outs	ide Accountai	nt						
		1.	Name:	Tyler Curtis						
		2.	Firm:	WSRP, LLC						
		3.	Address:	155 N 400 W	#400, Salt lake City	, UT 84103				
		4.	Telephone:	801 328 2011	I					
	В.	Indiv	idual To Cont	tact On Accoun	nting Matters:					
		1.	Name:	Robert Johns	son					
		2.	Telephone:	(207) 274 666	60					
	C.	Loca	ition of Books	and Records:	15 Shaker Rd. G	ray, Maine 04039				
	D.	Have	e you filed an	Annual Report	with the Commission	n? X Yes 🔲 No				
		Date	Last Filed:	12/31/24						
	E.	Has	your latest Re	egulatory Asses	ssment Fee Paymen	t been made? yes				
		(Jan	uary 30 or Jul	ly 30 whichever	r is applicable) 🔲 Ja	an 30 X July 30				
	F.	Basi	c Rate Base I	Data: (Most red	cent two years)					
		1.	Water:					2024		2023
			Cost of Plan	nt In Service			\$_	86,133	_ \$_	86,133
			Less Accun	nulated Depreci	iation		_	85,030		84,280
			Less Contri	buted Plant						, , · · · ·
			Net Owner's	s Investment			\$	1,103	\$	1,853
		2	Wastewater	r:				2024		2023

		Cost	of Plant In Service	\$_	153,323	_ \$_	153,323
		Less	Accumulated Depreciation	-	128,890		127,852
		Less	Contributed Plant	_			
		Net (Owner's Investment	\$_	24,443	_	25,471
G.	Basi	c Inco	me Statement: (Most recent two years)				
	1.	Wate			2024		2023
			enues (By Class)				
		a.	Water receipts	\$	16,692	\$_	16,407
		b.	Misc.				
		C.					
		Tota	l Operating Revenues:	\$ =	16,692	-	16,407
		Less	Expenses:	_			
		a.	Salaries & Wages - Employees	_			
		b.	Salaries & Wages - Officers, Directors, & Majority Stockholders				
		C.	Employee Pensions & Benefits	_			
		d.	Purchased Water	_			
		e.	Purchased Power	_	1,710		1,589
		f.	Fuel for Power Production				
		g.	Chemicals	_	1,179		1,329
		h.	Materials & Supplies	_	6,625		12,991
		i.	Contractual Services	_	52		2,979
		j.	Rents	_			
		k.	Transportation Expenses	-			
		1.	Insurance Expense	_	686		509
		m.	Regulatory Commission Expense	_	1,396		1,115
		n.	Bad Debt Expense	_			
		0.	Miscellaneous Expense	_	785		155
		p.	Depreciation and Amortization Expense	_	483		567
		q.	Property Taxes	_	554		636
		r.	Other Taxes	-	204		
		S.	Interest	-	631		1,863
		Ope	erating Income (Loss)	\$_	2,387	= \$:	(7,326)

Revenues (By Class):		2.	Wast	<u>ewater</u>				2024		2023
D. C. Total Operating Revenues: S 22,491 S 22,108			Reve	nues (By Cla	ss):		\$		_ \$_	
C. Total Operating Revenues: \$ 22,491 \$ 22,108			a.	Waste wate	r receipts			22,491		22,108
Total Operating Revenues: \$ 22,491 \$ 22,108			þ.							
Less Expenses: a. Salaries & Wages - Employees b. Salaries & Wages - Officers, Directors, & Majority Stockholders c. Employee Pensions & Benefits d. Purchased Wastewater Treatment e. Sludge Removal Expense f. Purchased Power 2,398 2,228 g. Fuel for Power Production h. Chemicals i. Materials & Supplies j. Contractual Services 73 4,178 k. Rents l. Transportation Expense m. Insurance Expense n. Regulatory Commission Expense p. Miscellaneous Expense p. Miscellaneous Expense p. Miscellaneous Expense p. Miscellaneous Expense t. Interest Sother Taxes t. Interest Sother Taxes t. Interest Department of the Majority Alexandria Tyrr B91 s. Other Taxes t. Interest Department of the Majority Alexandria Tyrr B91 creditor Borrowed Due Rate Date Balance Creditor Borrowed Due Rate Date St. John's 1. River Club 8/16/18 120,000 4.5% 8/21/26			C.							
a. Salaries & Wages - Employees b. Salaries & Wages - Officers, Directors, & Majority Stockholders c. Employee Pensions & Benefits d. Purchased Wastewater Treatment e. Sludge Removal Expense f. Purchased Power 2,398 2,228 g. Fuel for Power Production h. Chemicals i. Materials & Supplies j. Contractual Services 73 4,178 k. Rents l. Transportation Expenses m. Insurance Expense m. Insurance Expense p. Miscellaneous Expense p. Miscellaneous Expense q. Depreciation and Amortization Expense f. Property Taxes s. Other Taxes t. Interest Operating Income (Loss) H. Outstanding Debt: Creditor Borrowed Due Rate Creditor Borrowed Due Rate Rate Expiration Date St. John's River Club 8/16/18 120,000 4.5% 8/21/26 L. Indicate Type of Tax Return Field: Form 1120 - Corporation Form 11205 - Subchapter S Corporation X Form 1065 - Partnership LLC			Total	Operating Re	evenues:		\$_	22,491	= ^{\$} =	22,108
b. Salaries & Wages - Officers, Directors, & Majority Stockholders c. Employee Pensions & Benefits d. Purchased Wastewater Treatment e. Sludge Removal Expense f. Purchased Power g. Fuel for Power Production h. Chemicals i. Materials & Supplies j. Contractual Services R. Rents l. Transportation Expenses m. Insurance Expense n. Regulatory Commission Expense p. Miscellaneous Expense p. Miscellaneous Expense p. Miscellaneous Expense q. Depreciation and Amortization Expense t. Interest Operating Income (Loss) H. Outstanding Debt: Balance Creditor Borrowed Due Rate Creditor Borrowed Due Rate St. John's River Club 8/16/18 120,000 4.5% 8/121/26 L. Indicate Type of Tax Return Field: Form 1120 - Corporation Form 1120 C-Orporation Form 11205 - Putnership LLC			Less	Expenses:						
C. Employee Pensions & Benefits C. Purchased Wastewater Treatment C. Sludge Removal Expense C. Sludge Remo			a.	Salaries & V	Vages - Employees					
d. Purchased Wastewater Treatment e. Sludge Removal Expense f. Purchased Power 2,398 2,228 g. Fuel for Power Production			b.	Salaries & V	Vages - Officers, Directo	rs, & Majority Stockholders				
e. Sludge Removal Expense f. Purchased Power g. Fuel for Power Production h. Chemicals i. Materials & Supplies j. Contractual Services			C.	Employee P	ensions & Benefits					
f. Purchased Power 2,398 2,228 g. Fuel for Power Production			d.	Purchased \	Nastewater Treatment					
g. Fuel for Power Production h. Chemicals i. Materials & Supplies j. Contractual Services			e.	Sludge Rem	noval Expense					
h. Chemicals i. Materials & Supplies j. Contractual Services k. Rents l. Transportation Expenses m. Insurance Expense n. Regulatory Commission Expense p. Miscellaneous Expense q. Depreciation and Amortization Expense f. Property Taxes s. Other Taxes t. Interest Operating Income (Loss) H. Outstanding Debt: Creditor St. John's			f.	Purchased I	Power			2,398		2,228
i. Materials & Supplies j. Contractual Services k. Rents l. Transportation Expenses m. Insurance Expense n. Regulatory Commission Expense p. Miscellaneous Expense q. Depreciation and Amortization Expense f. Property Taxes s. Other Taxes t. Interest Operating Income (Loss) H. Outstanding Debt: Date			g.	Fuel for Pov	ver Production					
j. Contractual Services k. Rents l. Transportation Expenses m. Insurance Expense n. Regulatory Commission Expense p. Miscellaneous Expense p. Miscellaneous Expense p. Obepreciation and Amortization Expense p. Other Taxes t. Interest Operating Income (Loss) H. Outstanding Debt: Creditor Borrowed Due Rate St. John's River Club 8/16/18 120,000 4.5% 8/21/26 2. 3. 4. I. Indicate Type of Tax Return Field: Form 1120 -Corporation Form 1120 -Corporation Form 1120 -Subchapter S Corporation X Form 1065 - Partnership LLC			h.	Chemicals						
K. Rents			i.	Materials &	Supplies			9,288		
I. Transportation Expense			j.	Contractual	Services			73		4,178
m. Insurance Expense n. Regulatory Commission Expense n. Regulatory Commission Expense n. Regulatory Commission Expense n. Miscellaneous Expense p. Miscellaneous Expense n. Depreciation and Amortization Expense n. Property Taxes n. Property Taxes n. Other Taxes			k.	Rents						
n. Regulatory Commission Expense o. Bad Debt Expense p. Miscellaneous Expense q. Depreciation and Amortization Expense f. Property Taxes s. Other Taxes t. Interest Operating Income (Loss) H. Outstanding Debt: Date Balance Interest Expiration Date Balance St. John's St. J			l.	Transportat	ion Expenses					
Date Balance Interest Expiration Due Rate Date St. John's 1. River Club 8/16/18 120,000 4.5% 8/21/26 River Club St. John's 1. Indicate Type of Tax Return Field: Form 1120 Subchapter S Corporation C Tom 1120 Subchapter S Corporation X Form 1065 – Partnership LLC			m.	Insurance E	xpense					
p. Miscellaneous Expense 1,101 206 q. Depreciation and Amortization Expense 657 657 r. Property Taxes 777 891 s. Other Taxes 276			n.	Regulatory	Commission Expense			1,957		1,504
q. Depreciation and Amortization Expense q. Depreciation and Amortization Expense r. Property Taxes s. Other Taxes t. Interest Operating Income (Loss) H. Outstanding Debt: Date Balance Interest Expiration Date			0.	Bad Debt E	xpense					
r. Property Taxes s. Other Taxes t. Interest Operating Income (Loss) H. Outstanding Debt: Date Balance Interest Expiration Date St. John's River Club 8/16/18 120,000 4.5% 8/21/26 River Club Rate River Club Rate River Club Rate River Club Rate River Club Ri			p.	Miscellaneo	us Expense					
s. Other Taxes t. Interest Operating Income (Loss) H. Outstanding Debt: Date Balance Interest Expiration Date St. John's 1. River Club 8/16/18 120,000 4.5% 8/21/26 2.			q.	Depreciation	n and Amortization Expe	nse				
t. Interest Operating Income (Loss) H. Outstanding Debt: Date Balance Interest Expiration Date St. John's 1. River Club 8/16/18 120,000 4.5% 8/21/26			r.	Property Ta	xes					891
Operating Income (Loss) H. Outstanding Debt: Date Balance Interest Expiration Date St. John's			S.	Other Taxes	S					
H. Outstanding Debt: Date Balance Interest Expiration Date St. John's 1. River Club 8/16/18 120,000 4.5% 8/21/26 2. 3. 4. I. Indicate Type of Tax Return Field: Form 1120 -Corporation Form 1120S -Subchapter S Corporation X Form 1065 - Partnership LLC			t.	Interest						
Date Balance Interest Expiration Date St. John's 1. River Club 8/16/18 120,000 4.5% 8/21/26 2.			Ope	rating Income	(Loss)				=	(10,960)
Date Balance Interest Expiration Date St. John's 1. River Club 8/16/18 120,000 4.5% 8/21/26 2.	Н.	Outs	standin	a Debt:						
St. John's 1. River Club 8/16/18 120,000 4.5% 8/21/26 2		-								
1. River Club 8/16/18 120,000 4.5% 8/21/26 2					Borrowed	Due	Ra	ate		Date
2		1	-		8/16/18	120,000	4.5	5%		8/21/26
3										
4										
I. Indicate Type of Tax Return Field: Form 1120 -Corporation Form 1120S -Subchapter S Corporation X Form 1065 – Partnership LLC										
 □ Form 1120 -Corporation □ Form 1120S -Subchapter S Corporation X Form 1065 - Partnership LLC 										
Form 1120S -Subchapter S Corporation X Form 1065 – Partnership LLC	I.		-	•						
X Form 1065 – Partnership LLC		=		•						
					•					
☐ Form 1040 - Schedule C - Individual (Frophictorship)						orietorshin)				
			rom	11040 - 30NE	aule O - Illulviduai (FTO)	,				

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ENGINEERING DATA

A. Outside Engineering Consultant:

1. Name: Todd

2. Firm: Two Fold Water Engineering, Inc.

3. Address: PO Box 767 Melrose, Fl. 32666-0767

4. Telephone: (352) 475 2248

B. Individual to contact on engineering matters:

1. Name: Rob Williams

2. Telephone: (376) 546 1040

C. Is the utility under citation by the Department of Environmental Protection (DEP) or County Health Department? If yes, explain: **No**

- D. List any known service deficiencies and steps taken to remedy problems: None
- E. Name of plant operator(s) and DEP operator certificate number(s) held:

Wayne Davids 12391

F. Is the utility serving customers outside of its certificated area? No If yes, explain:

- G. Wastewater:
 - 1. Gallons per day capacity of treatment facilities:

a. Existing: .099

b. Under Construction: n/a

c. Proposed: n/a

2. Type and make of present treatment facilities:

Ext. Aeration / Amer. Enviroport

Approximate average daily flow of treatment plant

3. effluent:

.0048

4. Approximate length of wastewater mains:

Size (diameter):	8"	4"	
Linear feet:	5400	2020	

5. Number of manholes: 18

Number of lift

6. stations:

How do you measure treatment plant

7. effluent? MGD

	8.	Is the treatment plant	effluent chlorinated?] Yes □ No							
	9.	If yes, what is the norr Tap in fees – Wastewa \$0									
	10.	Service availability fees – Wastewater: \$0									
	11.	1717-007									
		Number Expiration Da									
	12.	Total gallons treated d	luring most recent twelve	e months: .099							
	13.	Wastewater treatment	purchased during most	recent twelve mor	nths:						
Н.	Water	r:									
	1.	Gallons per day capac	city of treatment facilities	:							
		a. Existing: 86400	b. Under Cor	struction: n/a	c. Propos	ed: n/a					
	2.	Type of treatment:									
		Aeration/chlorination	1								
	3.	Approximate average	daily flow of treated wat	er: 2,917							
	4.	Source of water supply: Groundwater									
	5.	Types of chemicals us	sed and their normal dos	age rates:							
		Sodium Hypochlorite	e								
	6.	Number of wells in service: 3									
		Total capacity in gallo	ns per minute (gpm): ui	ıknown		·					
		Diameter/Depth:	4" / 85	4"	_/85'	4"	/ 100'				
		Motor horsepower:	1	11	_	1					
		Pump capacity (gpm):	20	20		20					
	7.	Reservoirs and/or hydropneumatic tanks:									
		Description:	Steel								
		Capacity:	2500		·						
	8.	High service pumping: N/A									
		Motor horsepower: Pump capacity (gpm):									
	9.		treatment plant product	on? GPD							
	10.	Approximate feet of w									
		Size (diameter):	6"	4"	2"						
		Linear feet:	2053	6480	400						
	11.	Note any fire flow req	uirements and imposing	government	n/a						
CD 2	M /Dev	11/86) https://laid	cos1-my.sharepoint.com/perso	nal/rjohnson_lgicos_c	om/Documents/Do	cuments/St. J	ohn River Club/S	JRI			

		-								
			ager	icy.						
		12.	Num	nber of fire hydrants in se	ervice: 3					
		13.		ou have a meter change er installation or tap in fe		?	☐ Yes			
		14.	\$0 So-	vice eveilebility food M/	tor					
		15.	Serv \$0	rice availability fees - Wa	iler					
		16.	DEP	the existing treatment factor? If gallons pumped during			□No	☐ Yes		
		17.	mon	ths:			2917			
		18.	Tota mon	Il gallons sold during mo	st recent twelv	⁄e	2917			
		10.	Galle	ons unaccounted for dur	ing most rece	nt twelve				
		19.	mon Gall	ths: ons purchased during m	ost recent twe	lve	0			
		20.	mon				0			
IV.	RAT	E DAT	A							
	A.	Indivi	dual t	o contact on tariff matte	rs:					
		1.		phone						
		2.		, ,	274 6660		•	L 11		
	B.			of present rates: (Attach	additional she	eets if mor	e space is need	iea)		
		1.	Wat							
			a.	Residential Water		1.00363 pe	er gallon usage	<u> </u>		
			b.	General Service		· · · · · · · · · · · · · · · · · · ·	<u> </u>			
			C.	Special Contract		7 04	dential base ch			
		_	d.	Other - Specify	_3	7.91 resid	ientiai base ci	larye		
		2.		stewater:		00204	w wellon ussay			
			a.	Residential Wastewate	er <u> </u>	7.00364 pt	er gallon usage	<u> </u>		
			b.	General Service	_	· · · · · · · · · · · · · · · · · · ·				
			C.	Special Contract	_		sidential base	charge		
	_	Mirrord	d.	Other - Specify Customers: (Most rece		511.05 TES	Sidential base	onargo		
	C.			ter Metered	iii iwo years)		2024		2023	
		1.		Residential			97		92	
			a. b.	General Service			3		3	
			D. C.	Special Contract						
			d.	Other - Specify	_					
		2.		ter Unmetered	_		2024		2023	
		۷.	a.	Residential						
			a. b.	General Service	_					
			IJ.	30110101 0014100						

(C.	Special Contract		
(d.	Other - Specify		
3. V	Vas	tewater	2024	2023
á	a.	Residential	97	92
k	b.	General Service	2	2
(C.	Special Contract		
(d.	Other - Specify		

V. AFFIRMATION

I, <u>Robert Johnson</u> the undersigned owner, officer, or partner of the above named public utility, doing business in the State of Florida and subject to the control and jurisdiction of the Florida Public Service Commission, certify that the statements set forth herein are true and correct to the best of my information, knowledge, and belief.

Signed

Title

e <u>C</u>+ 0

Notice: Section 837.06, Florida Statutes, provides that any person who knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree.